

Planning Report

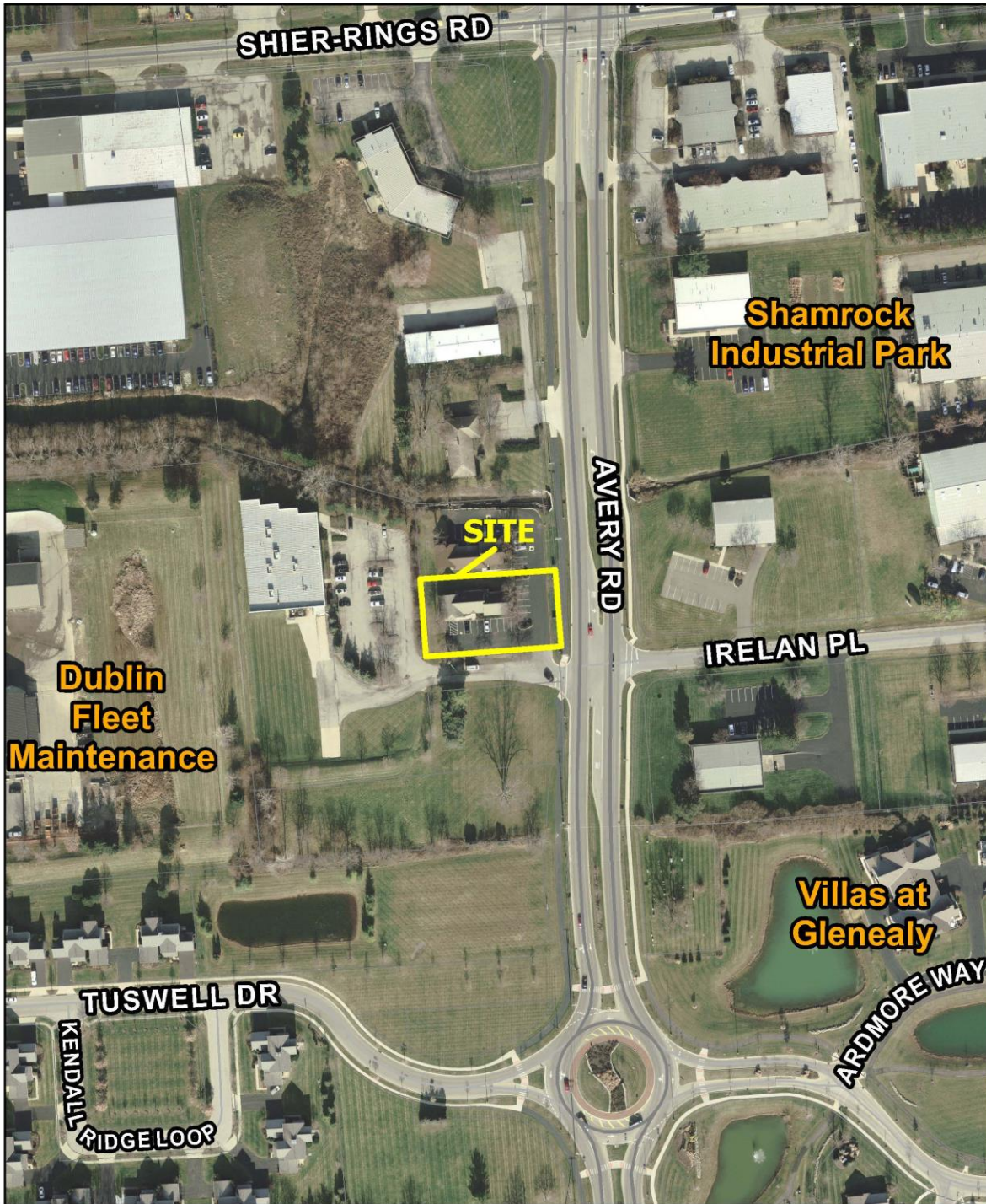
Thursday, February 4, 2016

16-005CU

Vet Clinic – Conditional Use – 6131 Avery Road

Case Summary

Agenda Item	3
Case Number	16-005CU
Proposal	An existing building to be used as a veterinarian office.
Request	Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236 to permit a veterinary clinic within 500 feet of a residential district.
Site Location	6131 Avery Road Approximately 700 feet south of the intersection of Avery Road and Shier Rings Road.
Applicant	Chad Current, CD Community Properties.
Case Manager	Marie Downie, Planner I (614) 410-4679 mdownie@dublin.oh.us
Planning Recommendation	<u>Approval of a Conditional Use</u> In Planning's analysis, this proposal complies with all applicable review criteria of a conditional use. Approval to permit a veterinary clinic within 500 feet of a residential zoning district is recommended.



City of Dublin

16-005CU
Conditional Use
6131 Avery Road

0 75 150
Feet



Facts	
Site Area	0.422-acre with a 2,865-square-foot building.
Zoning	SO, Suburban Office and Institutional District
Surrounding Zoning & Uses	<p>North: SO, Suburban Office and Institutional District (multi-tenant building with office uses).</p> <p>East: TF, Technology Flex District (office use).</p> <p>South: TF, Technology Flex District (vehicular access drive), SO, Suburban Office and Institutional District (vacant parcel), NC, Neighborhood Commercial District (WTWP) (vacant parcel), PUD, Kendall Ridge Office and Condos Planned Unit Development (within 500 feet) (stormwater management/vacant parcel).</p> <p>West: TF, Technology Flex District, (office use).</p>
Site Features	There is approximately 100 feet of frontage along Avery Road. Site access is provided by a shared drive located south of the site on an adjacent parcel. Vehicular cross access is provided to the neighboring property to the north through the site from the same access point. There are 15 parking spaces on the site, with main building access along the south façade of the building.

Details		Conditional Use
Proposal	Section 153.026(B)(5) requires Conditional Use approval of veterinary offices and hospitals. The applicant is proposing to use an existing one-story office building for a veterinary clinic.	
Operational Details	The business is operated Monday and Friday 8 a.m. to 6 p.m. with typical appointments lasting approximately 30 minutes. The office would have 3-4 employees and 1-4 clients at one time.	
Location Details	Code requires a 500-foot buffer from any residential district or use. The applicant is proposing a veterinary clinic located closer than 500 feet of a residential district, which the Planning and Zoning Commission may approve as part of this application, according to Code. The closest residential zoning district (Kendall Ridge PUD for condominiums and offices) is approximately 260 feet from the sit. However, the nearest parcel considered “a residential zoning district” is a vacant site and was approved as a location for stormwater management. The closest condominium, zoned within the Kendal Ridge Office and Condos PUD, is approximately 430 feet from the site. Staff has identified this as an appropriate use since it is primarily surrounded by light industrial and office uses within the Technology Flex and Suburban Office and Institutional Zoning Districts. No exterior modifications are proposed.	

Details	Conditional Use
Parking	Code does not outline parking requirements specific to veterinary clinics or offices. Staff has identified medical offices as the closest compatible requirement. The tenant space, being 2,865 square feet, is required 15 parking spaces which are provided on the site.

Analysis	Conditional Use
Process	Section 153.236 of the Zoning Code identifies criteria for the review and approval of a conditional use (full text of criteria attached).
1. Harmonious with the Zoning Code and/or Community Plan.	<i>Criterion met:</i> This proposal is consistent with the requirements of the Zoning Code and the Community Plan. The Planning and Zoning Commission may waive the 500-foot requirement of the SO Zoning District.
2. Complies with applicable standards.	<i>Criterion met:</i> No modifications to the site or the building are proposed.
3. Harmonious with existing or intended character in vicinity.	<i>Criterion met:</i> The proposed use will not alter the essential character of the area and is compatible with surrounding uses.
4. Will not have a hazardous or negative impact on surrounding uses.	<i>Criterion met:</i> Proposed operations will not have an adverse effect on surrounding uses.
5. Will provide adequate services and facilities.	<i>Criterion met:</i> The veterinarian office will provide adequate services and facilities.
6. Will not harm the economic welfare.	<i>Criterion met:</i> This proposed use contributes positively to the economic climate of the city.

Analysis	Conditional Use
7. Create no use or characteristic that is detrimental to the surrounding uses.	Criterion met: The use will not be detrimental to the surrounding area. The site has adequate access, parking and the proposed veterinarian office fits with the commercial uses already permitted on the site.
8. Vehicular circulation will not interfere with existing circulation.	Criterion met: The site has ample parking and circulation. No additional changes are proposed.
9. Not detrimental to property values in the vicinity.	Criterion met: This proposal will not be detrimental to property values.
10. Will not impede the development or improvement of surrounding properties.	Criterion met: This proposal uses are contained on site and will not impede development or improvement to the surrounding properties.

Recommendation	Conditional Use
Approval	In Planning's analysis, the operation of the proposed use is consistent with the applicable review criteria of a conditional use. Planning recommends approval of this Conditional Use and its location 260 feet from a residential zoning district.

CONDITIONAL USE REVIEW CRITERIA

Section 153.236(C) sets out criteria for the review and approval of a Conditional Use.

- 1) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.
- 2) The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.
- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
- 5) The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- 6) The proposed use will not be detrimental to the economic welfare of the community.
- 7) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.
- 8) Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.
- 9) The proposed use will not be detrimental to property values in the immediate vicinity.
- 10) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.